

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 34 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this day of , 2005.

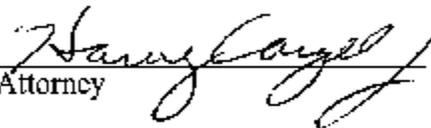
APPROVED:

RON SILVIA, Mayor _____

ATTEST:

Connie Hooks, City Secretary _____

APPROVED:



City Attorney

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from C-3 Light Commercial to R-3 Townhouse:

All that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas and being Lot Two (2), Block "A", Culpepper Plaza, an addition to the City of College Station, Brazos County, Texas, according to the vacating and resubdivision plat recorded in Volume 507, Page 257 of the Deed Records of Brazos County, Texas.

SAVE AND EXCEPT:

Metes and bounds description of all that certain tract of land being a portion of Lot 2, Block A, Culpepper Plaza, College Station, Brazos County, Texas, according to the vacating and resubdivision plat recorded in Volume 507, Page 257 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds in the attached Exhibit "B" and shown graphically in Exhibit "C".

EXHIBIT "B"

All that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being Lot Two (2), Block "A", Culpepper Plaza, an addition to the City of College Station, Brazos County, Texas, according to the vacating and resubdivision plat recorded in Volume 507, Page 257 of the Deed Records of Brazos County, Texas.

SAVE AND EXCEPT:

Metes and bounds description all that certain tract of land being a portion of Lot 2, Block A, Culpepper Plaza, College Station, Brazos County, Texas, according to the vacating and resubdivision plat recorded in Volume 507, Page 257 of the Deed Records of Brazos County, Texas.

Said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the northeast right-of-way line of Kyle South (variable R.O.W.) marking the west corner of said Lot 2, said iron rod found being on the common line of said Lot 2 and Block 18, College Hills Estates, Fourth Installment, according to the plat recorded in Volume 104, Page 243 of the Deed Records of Brazos County, Texas, said iron rod found being on a clockwise curve having a radius of 336.51 feet;

THENCE: along said curve through central angle of 14° 58' 57" for an arc distance of 88.00 feet (chord bears: S 57° 38' 14" E - 87.74) to a 5/8 inch iron rod found marking the ending point of said curve;

THENCE: S 50° 08' 46" E continuing along the northeast line of Kyle South for a distance of 84.93 feet to a 5/8 inch iron rod found marking the beginning of a counterclockwise curve having a radius of 25.00 feet;

THENCE: along said curve through a central angle of 98° 16' 49" for an arc distance of 42.88 feet (chord bears: N 80° 42' 50" E - 37.82) to a 5/8 inch iron rod found on the northwest right-of-way line of Dominik Drive (70' R.O.W.) marking the intersection of said curve with a counterclockwise curve having a radius of 270.00 feet;

THENCE: along said curve through a central angle of 05° 27' 25" for an arc distance of 25.72 feet (chord bears: N 28° 50' 43" E - 25.71) to a 5/8 inch iron rod found marking the ending point of said curve;

THENCE: N 26° 07' 01" E along the northwest line of Dominik Drive for a distance of 94.82 feet to a 5/8 inch iron rod found marking the beginning of a counterclockwise curve having a radius of 25.00 feet;

THENCE: along said curve through a central angle of 73° 47' 42" for an arc distance of 32.20 feet (chord bears: N 10° 46' 50" W - 30.02) to a 5/8 inch iron rod found on the southwest line of Puryear Drive (50' R.O.W.) marking the ending point of said curve;

THENCE: N 47° 49' 34" W along the southwest line of Puryear Drive for a distance of 12.55 to a point on said line marking the beginning of a clockwise curve having a radius of 25.00 feet, for reference a 5/8 inch iron rod found on the southwest line of Puryear Drive marking the north corner of said Lot 2 bears: N 47° 49' 34" W for a distance of 127.68 feet;

THENCE: Through said Lot 2 and along said curve through a central angle of 73° 56' 35" for an arc distance of 32.26 feet (chord bears: S 10° 51' 17" E - 30.07) to a point marking the ending point of said curve;

THENCE: S 26° 07' 01" W continuing through said Lot 2 for a distance of 55.20 feet to a point marking the beginning of a clockwise curve having a radius of 50.00 feet;

THENCE: Through said Lot 2 and along said curve through a central angle of $103^{\circ} 48' 55''$ for an arc distance of 90.60 feet (chord bears: $S 78^{\circ} 01' 28'' W - 78.70$) to a point marking the ending point of said curve;

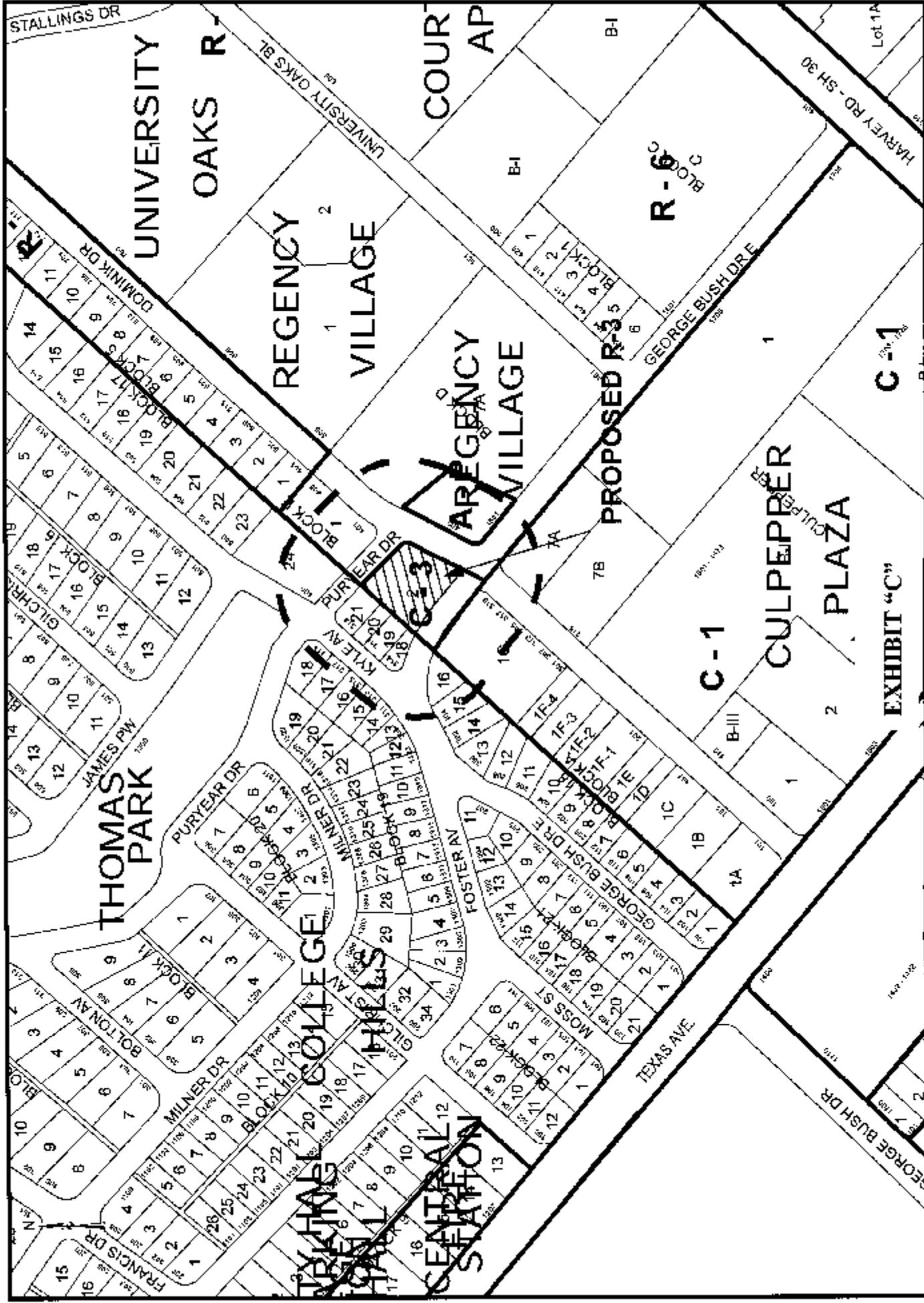
THENCE: $N 50^{\circ} 04' 05'' W$ continuing through said Lot 2 for a distance of 19.32 feet to a point marking the beginning of a counterclockwise curve having a radius of 399.48 feet;

THENCE: Through said Lot 2 and along said curve through a central angle of $14^{\circ} 38' 09''$ for an arc distance of 102.05 feet (chord bears: $N 57^{\circ} 23' 09'' W - 101.77$) to a point on the common line of said Lot 2 and said Block 18, College Hills Estates, Fourth Installment;

THENCE $S 41^{\circ} 42' 58'' W$ along the common line of said Block 18, College Hills Estates, Fourth Installment and said Lot 2 for a distance of 29.61 feet to the **POINT OF BEGINNING** containing 0.1929 of an acre (8402 square feet) of land, more or less, as surveyed on the ground March, 1998. Bearing orientation shown herein is based on grid north as established from City of College Station GPS Monuments. For more descriptive information see plat prepared March, 1998.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

PC



DEVELOPMENT REVIEW

GEORGE BUSH E. & DOMINIK

Case: 05-131

REZONING



George Bush E. & Dominik